

West Bellfort Property Owners  
Association

[www.westbellfortpoa.com](http://www.westbellfortpoa.com)

Newsletter

January 2024

WBPOA BOARD MEETINGS ARE HELD ON  
THE 4<sup>TH</sup> TUESDAY OF EACH MONTH AT 6:30  
P.M. AT THE BRAESRIDGE CLUBHOUSE

WBPOA BOARD MEMBERS:

Barbara Hite, President  
Etan Mirwis, Vice President  
Phil Abrams, Secretary  
Marc Warren, Treasurer  
Michelle Amber, Board Member  
**(NEW)**  
Asher Belles, Board Member  
Jeannette Calhoun, Board Member  
Joy Cunningham, Board Member  
Neal Harris, Board Member  
Daphne Jack, Board Member  
Lovell Lloyd, Board Member  
Gary Rosenbaum, Board Member

WBPOA MANAGEMENT  
COMPANY

Rikki Block  
Sterling Association Services  
6842 N Sam Houston Parkway W  
Houston, TX 77064  
Phone 832-678-4500  
Fax: 832-678-4510  
Email: [rblock@sterlingasi.com](mailto:rblock@sterlingasi.com)  
Any other Sterling Representative  
should be able to assist as well.

Ludington Clubhouse Rental

Joy Cunningham  
713 / 417-8154  
[Joycunningham@sbcglobal.net](mailto:Joycunningham@sbcglobal.net)

Braesridge Clubhouse Rental

Marcy Williams  
[mmmarcyw@sbcglobal.net](mailto:mmmarcyw@sbcglobal.net)  
713 / 774-3150

WBPOA is patrolled by :

Harris County off-duty Sheriff  
Deputies

Please see announcement on  
the next page.

Hello

2024

GOODBYE 2023

# **WBPOA ANNOUNCEMENT**



Effective December 1st we will have a new security Service.

Harris County off-duty Sheriff Deputies will be patrolling our neighborhood.

For nonemergency calls for service call (713) 630-8370.

If case of emergency continue to call 911.

***If you have any questions or concerns email***

***PatrolWBPOA@gmail.com***

***Thank you.***



# Volunteers Needed to Serve as Block Captains



Block Captains are residents who volunteer their time and efforts to The community to serve as “point persons” between the residents, the POA Board, its committees and The property management team.

You will not be asked to do anything that puts yourself in harm’s way. The time involved is minimal. By serving as the “eyes and ears” of The community, you will play a big part in keeping it safe, friendly and beautiful. You can even “co-share” and team up with a neighbor. If you have an interest in serving as a Block Captain, please contact any of the Board members or Rikki Block of Sterling Management, or attend one of the upcoming in persons Board Meetings.

## Recycling in WBPOA

North side – **tree waste ONLY** – 2<sup>nd</sup> Friday of each **ODD** numbered month

South side of West Bellfort

South side – **tree waste ONLY** – 3<sup>rd</sup>

Thursday of each **ODD** numbered month

North side **junk waste** 2<sup>nd</sup> Friday of each **EVEN** numbered month

South side **junk waste** 3<sup>rd</sup> Thursday of each **EVEN** numbered month.

You can legally place your heavy trash at the curb on the **Friday** prior to either the Tree Waste pickup or the Junk Waste pickup.

**All WBPOA residents are on Schedule A/Thursdays for recycling pickup, which occurs ever other week.**



### Important Recycling Info:

- Use the Green Bin for recycling **ONLY**
- **Recycle Schedule A** – every other week
- **Pickup on Thursdays**
- Bins may be put at the curb late Wednesday evenings and must be at curb by 7:00 a.m. **Thursdays**
- Bins **MUST** be removed from the curb on **Thursday evenings**
- **Bins MUST be stored out of sight.**
- **Recycling may also be taken to:**
  - Westpark Consumer Recycling Center, 5900 Westpark, Houston, TX 77057



Houston Solid Waste Management has launched HTX Collects, a mobile app that will allow residents to stay better connected with the City’s waste and recycling collection programs.

### Important Trash Facts:

- Regular pick up every **Thursday**
- Bins may be set out at the curb the evening before
- Bins **MUST** be removed from curb by **Thursday evenings**
- **Bins MUST always be stored out of site**
- **TREE / YARD waste** is every “odd” month
- **JUNK / HEAVY trash** pickup is every “even” month
- **Junk / heavy trash** can be taken to: Southwest Trash Depository / Recycle Center 10785 Southwest Freeway Hours: Wed – Sun, 9am to 6pm Accepts junk and tree waste and recyclables



If for any reason a household has too much trash to fit inside the black garbage bin, residents can purchase city stickers to place on the outside of large plastic garbage bags. The stickers can be purchased from Fiesta or Seller’s Brothers customer service windows or at hardware stores. The stickers **MUST** be visible street side, or the bags will not be picked up.

**Residents with physical limitations can contact 311 and complete a Solid Waste Pickup Request Form (for either regular trash or recycles, or both) to qualify for special pick up services.** If qualified, city services will then pick up from the residents’ specified locations and return them to the same location when emptied. The location **MUST** be out of sight from the street, but accessible to the city services (ie, behind unlocked fence gate).

## New Mayor Pro Tem of Houston

Happy New Year District K Friends!

I am humbled and grateful for the opportunity to serve as Mayor Pro Tem of Houston and the City Council Member of District K. This year holds great promise, and I am committed to working tirelessly to contribute to the success and well-being of our community.

Let us hear from you. Neighborhood Presidents please share updated contact information, board members and meeting schedules. Your trust and support mean the world to me. Let's make 2024 unforgettable. Follow for updates.

In service,

*Martha*



## Rodeo Scholarships Available

Houston Livestock Show and Rodeo has invested more than \$600 million in scholarships over the years. In 2024, they're awarding \$14 million in scholarships, \$5 million to junior show exhibitors, \$2.5 million in educational grants, and \$460,000 in grad assistantships. Apply online by January 31st.

<https://www.rodeohouston.com/scholarships-and-grants/how-to-apply/> Don't miss out on this opportunity!  
**#RodeoScholarships #EmpoweringYouth**



# FREE COMMUNITY SHRED DAY

HOSTED BY MAYOR PRO TEM MARTHA CASTEX-TATUM  
DISTRICT K

**JAN. 20**  
**9AM-12PM**

**NEW FAITH CHURCH**  
4315 W. FUQUA • HOU.77045  
PASTOR DR. ANDRE LEWIS  
**- PAPER ONLY -**

**WESTBURY UNITED METHODIST CHURCH**  
5200 WILLOWBEND • HOU.77096  
PASTOR ELEANOR COLVIN  
**- PAPER & SMALL ELECTRONICS -**



Martha Castex-Tatum  
Mayor Pro Tem  
District K



Westbury



THE CITY OF HOUSTON SOLID WASTE MANAGEMENT DEPARTMENT

## District K Community E-Waste Collection



# Saturday, January 20

## 9:00 AM - 12:00 PM

### WESTBURY UNITED METHODIST CHURCH

### 5200 Willowbend Dr. 77096

#### Requirements

- Televisions -Maximum of 2 per resident, 50 lbs. each. Box, TVs are limited to a 30-inch screen, measured diagonally. TVs must be complete.
- Up to 5 electronics items, excluding TVs, computers, laptops, smartphones, DVD players, cords, and microwaves (throw away PLATE).

#### Acceptable Items

- Printers (Home printers)
- TV
- Electronics
- Wires phones
- DVD's & VCR's
- Routers
- Power cords
- UPS
- Computer equipment
- Phones
- Scrap wire
- Servers
- Ink cartridges
- Cables
- Switches
- Fax machines



Martha Castex-Tatum  
Mayor Pro Tem  
District K



# Website Improvements

Please check out the updated WBPOA website @ [westbellfortpoa.com](http://westbellfortpoa.com)

Welcome to the West Bellfort community!

**WEST BELLFORT**  
PROPERTY OWNERS ASSOCIATION

[Home](#) [Board](#) [Meetings](#) [Documents](#) [Clubhouse](#) [Pool](#) [Contact](#)



**GREASE CLOGS PIPES**  
Put Grease In Its Place

- POUR** in a safe container
- COOL** in the fridge
- TOSS** in the trash

**LA GRASA BLOQUEA LAS TUBERÍAS**  
Ponga la Grasa en su Lugar

- VIÉRTALA** en un recipiente seguro
- ENFRÍELA** en el refrigerador
- DESÉCHELA** en la basura

**HOUSTON PUBLIC WORKS**  
ProtectOurPipes.org



**Don't Forget!**

Before doing any new work to the exterior of your home (landscaping, roofing, windows, etc.), you must obtain approval from the Board by completing an ARC application. A copy is found at the back of this newsletter.



**BIG**  
Blueprint Improvement Group  
Project Management  
Construction Services  
Home Inspections  
Contact Us Today!

713-259-0673  
info@think-b-i-g.com  
www.think-b-i-g.com



**PLEASE DO NOT FEED STRAY CATS UNLESS YOU PLAN ON ADOPTING THEM**

## DEED COVENANTS & RESTRICTIONS

WBPOA is a deed restricted community and its Board is responsible for ensuring the restrictions are followed by all homeowners and / or their tenants. Real estate agents are required to provide copies of deed covenants to all home buyers. Homeowners are legally responsible for any non-compliance of the restrictions by tenants. For a full list of restrictions, please refer to the WBPOA Deed Covenants provided by your realtor; alternatively, the deed restrictions and other association documents may be found at [www.westbellfortpoa.com](http://www.westbellfortpoa.com) (under "Documents") or please contact WBPOA's property management company, Sterling Association Services, at 832-678-4500, or contact any of your Board Members. Non-compliance of WBPOA's Deed Covenants allows the WBPOA to implement fines, fees and other rights to



Stopping, Standing, or Parking Prohibited in Certain Places

**BE SAFE BE SEEN**

**CROSS RESPONSIBLY**

- Cross only at marked crosswalks and intersections
- Wait for the walk signal to cross at intersections
- Use sidewalks or walk facing traffic so drivers can see you
- Pay attention – don't text while crossing
- Don't step suddenly in front of traffic

**STAY ALERT**

**PEDESTRIAN SAFETY IS NO ACCIDENT**

RIDEMETRO.ORG | CALL OR TEXT 713-635-4000



**Grocery carts = convenient in stores  
In WBPOA = eyesores!**

If you see empty grocery carts in the WBPOA subdivision, please call and report to:

Fiesta Mart: 713-272-2700  
Gray and red or has Fiesta logo



Walmart: 713-771-4740  
Green and gray or has Walmart logo

Joe V's: 713-721-0100

The City of Houston and the WBPOA are very strict about enforcing the State's neighborhood parking regulations. Non-adherence to these regulations will result in a parking violations / fines from the City, as well as violation notices from WBPOA. **The homeowner illegally parked or whose tenants are illegally parked will be financially responsible for any resulting fees incurred by the WBPOA to enforce the regulations.**

Under 545.302(a), An operator may not stop, stand, or park a vehicle in the following manners:

1. on the roadway side of a vehicle stopped or parked at the edge or curb of a street;
2. on a sidewalk;
3. in an intersection;
4. on a crosswalk;
5. between a safety zone and the adjacent curb or within 30 feet of a place on the curb immediately opposite the ends of a safety zone, unless the governing body of a municipality designates a different length by signs or markings;
6. alongside or opposite a street excavation or obstruction if stopping, standing, or parking the vehicle would obstruct traffic;
7. on a bridge or other elevated structure on a highway or in a highway tunnel;
8. on a railroad track; or
9. where an official sign prohibits stopping.

(b) An operator may not, except momentarily to pick up or discharge a passenger, stand or park an occupied or unoccupied vehicle:

1. in front of a public or private driveway;
2. within 15 feet of a fire hydrant;
3. within 20 feet of a crosswalk at an intersection;
4. within 30 feet on the approach to a flashing signal, stop sign, yield sign, or traffic-control signal located at the side of a roadway;
5. within 20 feet of the driveway entrance to a fire station and on the side of a street opposite the entrance to a fire station within 75 feet of the entrance, if the entrance is properly marked with a sign; or
6. where an official sign prohibits standing



See a summary of the parking regulations attached to the newsletter for a quick reference.



## 2024 POA DUES

The invoices for 2024 POA dues were mailed in November. **We understand some may be experiencing unforeseen financial difficulties. If this applies, please contact Sterling ASI as soon as possible at (832) 678-4500 and ask for Ricki, Cynthia, Cindy, or anyone at Sterling for assistance in arranging a payment plan.** While the Board is understanding of these unprecedented times, for us to best serve the community and properly maintain amenities, POA dues must be paid. Non-payment of dues severely impacts our community, as amenities cannot otherwise be maintained. **Therefore, non-payment of dues will restrict use of community amenities** as it is not fair to allow usage to those who are not paying for the upkeep.

### POA DUES – ADDITIONAL INFORMATION

Payment coupons for POA dues were **are not an agreement to enter into a payment plan.** As stated above, if for any reason you were not be able to pay your dues, please contact Sterling or your POA Board **AS SOON AS POSSIBLE**, as it is imperative that the HOA receives payments so as to stay in line with the 2024 Budget; the payment coupons have been mailed already, but you are also welcome to pay **via the WBPOA website** or to mail your payment to the following:

West Bellfort POA  
 c/o Sterling ASI  
 6842 N. Sam Houston Pkwy W  
 Houston, Texas 77064

Please specify the property address you are making payment for in the memo line of the check; alternatively, you are welcome to include a separate piece of paper with the address and any other particulars to ensure your payment is properly applied.

- \* WBPOA – Northfield III and IV (North Side of West Bellfort): Junk Waste 2<sup>nd</sup> Friday of even months / Tree Waste 2<sup>nd</sup> Friday of odd months
- \* WBPOA – Northfield V (South Side of West Bellfort): Junk Waste 3<sup>rd</sup> Thursday of even months / Tree Waste 3<sup>rd</sup> Thursday of odd months

### WBPOA ASSOCIATION COMMITTEES

Please come to a Board Meeting if you wish to serve on a committee or as a Block Captain

Clubhouse	Joy Cunningham, Marcy Williams
Landscape	Marcy Williams
Newsletter	Joy Cunningham, Daphine Jack
Parks & Recreation	Asher Bellas, Neal Harris
Pool	Phil Abrams
Safety	Barbara Hite
BLOCK CAPTAINS	Volunteers Needed!!



WBPOA residents can request vacation watches from Constable Precinct 7 for vacation planning needs. You can register for a deputy vacation watch by visiting the Precinct 7 website <https://constable7.harriscountytexas.gov> and select "Vacation Watch". Forms need to be completed at least 7 days in advance.



## *See Something, Say Something!*

PLEASE NOTE: Our deputies are diligent about patrolling our community, but they need our help. If you see something that does not look right, please call Dispatch at 713-643-6602 – you do not have to give your name or other details, simply report the action. If the matter turns out to be nothing, no harm done! Also, our deputies are listed on the front of this newsletter. There are ADDITIONAL Precinct 7 deputies who are not assigned to our neighborhood; however, the fact they are with the same Precinct only enhances our patrol. Should you have any concerns about our coverage, please contact Barbara Hite, your Board president, any Board member, or Sterling ASI. You are also welcomed to come to a Board meeting to express your concerns. **If you plan a trip out of town, please get registered with Precinct 7 for a vacation watch – our patrol officers will be happy to help keep an eye on your home.**

